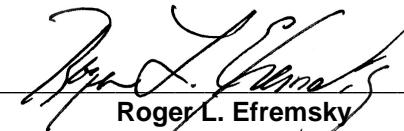




The following constitutes  
the order of the court. Signed September 28, 2009

  
\_\_\_\_\_  
Roger L. Efremsky  
U.S. Bankruptcy Judge

1 RONALD D. ROUP, ESQ. (94495)  
2 JOAN C. SPAEDER-YOUNKIN, ESQ. (192235)  
3 ROUP & ASSOCIATES  
4 23101 LAKE CENTER DRIVE #310  
LAKE FOREST, CA 92630  
TELEPHONE: (949) 472-2377  
FACSIMILE: (949) 472-2317  
5 Attorneys for Secured Creditor,  
SUNTRUST MORTGAGE INC.  
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UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA, SAN JOSE DIVISION

In re MITCHELL SCOTT ZUCKER &  
JACQUILIN ELAINE ZUCKER,

Debtor(s).

SUNTRUST MORTGAGE INC., successor  
by merger to CRESTAR MORTGAGE,  
and/or its ASSIGNEES or SUCCESSORS,

Movant,

vs.

MITCHELL SCOTT ZUCKER &  
JACQUILIN ELAINE ZUCKER, Debtors

Respondents.

Case No. 09-54787-RLE11

Chapter 11

R.S. No. RDR-1

ORDER ON MOTION FOR RELIEF  
FROM AUTOMATIC STAY

Judge: Roger L. Efremsky

Date: September 9, 2009

Time: 10:30 A.M.

Courtroom: 3099

Moving party creditor's Motion for Relief from the Automatic Stay pursuant to 11 U.S.C. Section 362 came on for noticed hearing on September 9, 2009, at 10:30 A.M. in Courtroom "3099" of the United States Courthouse located at 280 South First Street, San Jose, California, the Honorable Roger L. Efremsky, presiding. All appearances were as noted in the Courts record.

Base upon pleadings contained herein and oral argument,

IT IS ORDERED, ADJUDGED AND DECREED that the Motion is granted under 11 U.S.C. §

362. The stay of 11 U.S.C. § 362(a) and the co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a), if applicable, (the "Stay") is/are terminated as to Debtor(s) and Debtor's(s') bankruptcy estate with respect to Movant, its

1 successors, transferees and assigns ("Movant"). Movant may enforce its remedies to obtain possession of the  
2 Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against  
3 the Debtor(s) or property of the estate, except by filing a Proof of Claim in this bankruptcy case pursuant to 11  
4 U.S.C. § 501.

5 Federal Rule of bankruptcy Procedure 4001(a)(3) is waived.

6 The real property affected by this Order ("real property") is located at **5401 E Van Buren St,**  
7 **#1116, Phoenix, Arizona 85008**, and more particularly described in Exhibit 2 of the Declaration of Rebecca A.  
8 Lee which appears as document number 39 on the docket.

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## Court Service List

**Debtor(s):**

Mitchell Scott Zucker  
4196 Monet Cr.  
San Jose, CA 95136

Jacqulin Elaine Zucker  
4196 Monet Cr.  
San Jose, CA 95136

**Debtor(s) Attorney:**

Charles B. Greene  
Law Offices of Charles B. Greene  
84 W Santa Clara St. #770  
San Jose, CA 95113

United States Trustee:

Office of the U.S. Trustee / SJ  
U.S. Federal Bldg.  
280 S 1st St. #268  
San Jose, CA 95113-3004

### Top 20 Creditors:

Aurora Home Loans  
P.O. Box 78111  
Phoenix, AZ 85062

Aurora Home Loans  
P.O. Box 78111  
Phoenix, AZ 85062

Bank of America  
P.O. Box 10219  
Van Nuys, CA 91410

Bank of America  
P.O. Box 851001  
Dallas, TX 75285

Bank of America  
P.O. Box 851001  
Dallas, TX 75285

Capital One  
P.O. Box 60599  
City Of Industry, CA 91716

1 CitiBank  
2 P.O. Box 6940  
The Lakes, NV 88901

3 Credit Bureau of Easter  
4 P.O. Box 276  
115 E. Main St.  
5 Idaho Falls, ID 83415

6 First Franklin  
7 P.O. Box 660598  
Dallas, TX 75266

8 Grand County Treasurer  
9 P.O. Box 288  
Hot Sulphur Springs, CO  
10 80451

11 Homeq  
P.O. Box 79230  
12 City Of Industry, CA 91716

13 National City Mortgage  
14 P.O. Box 1821  
Dayton, OH 45482

15 National City Mortgage  
16 P.O. Box 1821  
Dayton, OH 45482

18 National City Mortgage  
P.O. Box 1821  
19 Dayton, OH 45482

20 Nevada Assoc. Services  
6224 W. Desert Inn Rd. #A  
21 Las Vegas, NV

22 Red Rox Condo Assoc.  
9362 E. Raintree Dr.  
23 Scottsdale, AZ 85260

24 Robert Duncan, CPA  
25 2261 Lava Ridge Ct.  
Roseville, CA 95661

26 Suntrust  
27 P.O. Box 79041  
Baltimore, MD 21279

1 Teton Springs Water  
2 75 W. 950 S. #3  
3 Victor, ID 83455

4 Wells Fargo  
5 P.O. Box 30927  
6 Los Angeles, CA 90030

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